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22 The Pastures, Stevenage, SG2 7DZ

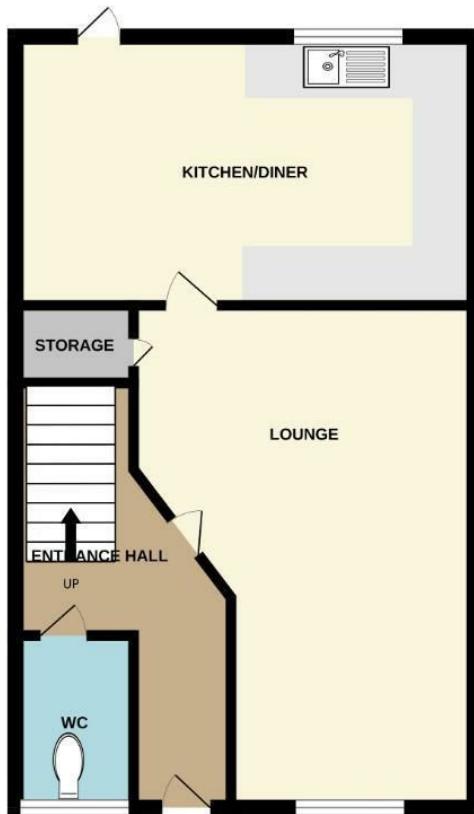
22 The Pastures, Stevenage, SG2 7DZ

Guide Price £350,000

Nestled in the sought-after Chells Manor area of Stevenage, this charming terraced house offers a delightful blend of comfort and convenience. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The house features a modern shower room and downstairs cloakroom ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the private cul-de-sac location, which offers a peaceful environment away from the hustle and bustle of busy roads. Additionally, the property benefits from a garage and driveway, providing ample space for your vehicles and storage needs.

With no onward chain, this home is ready for you to move in without delay. The surrounding area is well-regarded, with local amenities, schools, and parks within easy reach, making it a fantastic choice for families and professionals alike. This property presents a wonderful opportunity to secure a lovely home in a desirable location.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Entrance Hall

Radiator, stairs to first floor. window to front.

Cloakroom

Modern white suite comprising of a low level w/c, wash hand basin, tiled floor, part tiled walls, window to front.

Lounge

15'4" x 11'4"

Large window to front, radiator, spacious understairs storage cupboard.

Kitchen/Diner

14'9" x 7'10"

Fitted with a comprehensive range of wall and base units with complementary worktops incorporating a ceramic sink and drainer with mixer taps. Space for cooker, washing machine, dishwasher and fridge/freezer.

Window and door to rear garden.

First Floor Landing

Hatch to loft, Cupboard housing the Combi gas boiler.

Bedroom One

12'11" x 8'4"

Window to rear, radiator.

Bedroom Two

10'7" x 8'4"

Window to front, radiator,

Bedroom Three

8'0" x 6'1"

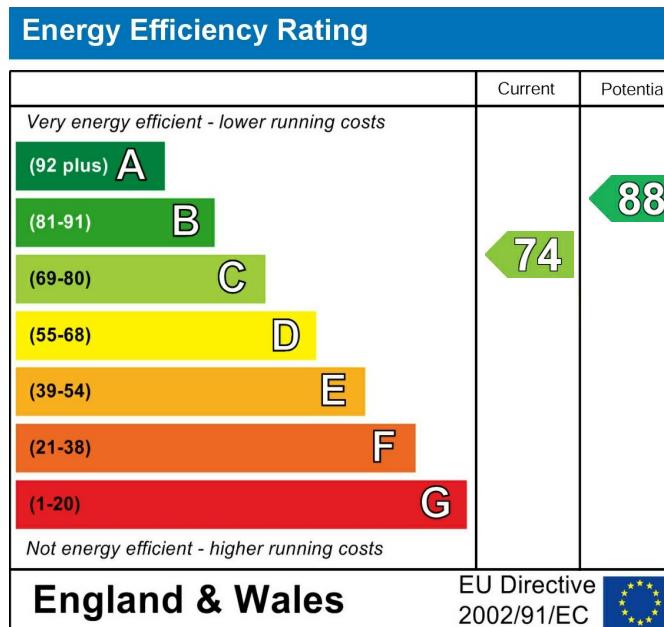
Window to rear, radiator.

Outside

The property is situated at the end of a private cul-de-sac with a single garage in a block of three. The front garden is laid with artificial grass and paved path.

The rear garden has been sympathetically landscaped with artificial grass and raised flower beds. Ornamental garden pond and attractive summer house. A further

benefit is a covered decked area with small shed ideal for entertaining.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



